
JUSTIFICATION STATEMENT FOR CM/GC SELECTION

**Department of Administrative Services – Division of Archives
New Archives Building and Rio Grande Depot Remodel
DFCM Project No. 98188300**

The Archives selection committee was very impressed with each of the contractors and expresses its appreciation to them for their efforts and interest in the project. The top three firms were extremely close, making for a very difficult decision.

From the short-listed firms, the selection committee resolved to rank Okland Construction as the firm that would provide the best value to the State of Utah for the Archives Building and Rio Grande Depot Remodel.

The Okland team is immediately available to proceed with pre-construction and construction, they presented a well thought-out moving plan and schedule, they offered the best historic insight among the proposing firms, and presented a reasonable cost proposal.

Final Ranking

1. S
2. T
3. I
4. R
5. N
6. A

VBS Selection Final Scoring Matrix

Department of Administrative Services - Division of Archives
New Archives Building and Rio Grande Depot Remodel - CM/GC Selection
DFCM Project No. 98188300

16 April 2003

Selection Criteria	T					R					A				
Past Performance Rating	4.7	4.5	4.2	5	4	4.8	5	4	5	4	4	3.5	4.5	5	4
Strength of Team	4.8	4	4	4	3.5	4.3	4	4	3	3	3	3	3	3	2
Project Management Approach	4.8	4	4	5	4	4.3	4	3.5	2	3	3.5	3	3.5	3	2
Schedule	5	3	4	5	4	4.2	4	4.2	2	3	3	4	2.5	3	2
Experience as Construction Manager	5	4	4.7	5	4	4.5	4	4	3	4	4	4	3.5	3	3
Ability to Communicate Effectively with A/E and Owner/User	5	4	4	5	4	4	3	4	3	3	4	3	3.5	3	2
Experience in Meeting Aggressive Time Schedules	4.8	4	4.6	5	4	4.5	4	4	3	3	3.5	4	3.5	3	2
Experience in Meeting Tight Budgets	4.5	4	4	5	4	3.5	4	3.6	3	3	4	4	3.7	3	2
Experience in Dealing With Historic Guidelines and Their Constraints	4.5	4	3.5	4	3	5	5	4.7	5	3	4	3	3.5	4	2
The Degree to Which CM/GC Brings Creativity and Ingenuity to a Role Usually Reserved for A/E's	5	4	3.5	4	4	4	4	4	4	3	3.5	4	3.5	3	2

Selection Criteria	I					N					S				
Past Performance Rating	5	5	4.6	5	5	4.5	4	3.8	5	4	4.9	5	4.3	5	4
Strength of Team	4.8	4	4	4	5	4	3	3.2	4	3	4.8	4	4.3	4	5
Project Management Approach	4.8	4	4	5	5	4	3	3.5	4	3	5	4	4.2	5	5
Schedule	4.8	4	4.5	5	5	4	4	4	4	3	4.9	5	4.5	5	5
Experience as Construction Manager	5	5	4.3	5	5	4	4	3.5	4	3	5	5	4.5	5	5
Ability to Communicate Effectively with A/E and Owner/User	4.8	4	4	5	5	4	3	3.5	3	3	5	4	4	5	5
Experience in Meeting Aggressive Time Schedules	4.8	4	4	5	5	4	4	4	3	4	4.8	4	4	5	5
Experience in Meeting Tight Budgets	4.5	4	3.8	4	5	4	4	4	3	3	4.5	4	4	5	5
Experience in Dealing With Historic Guidelines and Their Constraints	4.5	4	4.2	4	5	4	3	3	3	3	5	4	4.5	4	5
The Degree to Which CM/GC Brings Creativity and Ingenuity to a Role Usually Reserved for A/E's	5	5	4	5	4	4		3.5	4	4	5	5	4	5	5

**DEPARTMENT OF ADMINISTRATIVE SERVICES
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT**

PROPOSALS COVERING:

DATE: April 8, 2003

**NEW ARCHIVES BUILDING AND RIO GRANDE REMODEL
SALT LAKE CITY, UTAH**

DFCM Project No: 98188300
Construction Budget: \$6,000,000

CONTRACTOR	BID SEC	ADD REC	PRE- CONST PERIOD WORK	CONST PHASE MGMT SERVICES	INSURANCE PREMIUMS	BOND COSTS	SUPERVISIO N & SUPPORT TEAM / MTH	CHANGE ORDER %	SELF PERFORMED WORK %	LABOR BURDEN %
T	BB	1	\$6,400	\$188,500	\$20,664	\$50,615	\$15,784	5%	5%	42%
R	BB	1	29,400	195,400	42,008	48,400	18,747	5%	8%	48.64%
A	BB	1	15,700	120,000	48,600	46,200	16,000	2%	2%	44%
I	BB	1	81,663	206,300	13,114	35,400	15,456	6%	8%	38%
N	BB	1	15,000	195,000	12,218	39,922	7,420	8%	8%	25%
S	BB	-	18,000	180,000	7,850	30,050	11,950	5%	5%	39%

I hereby certify this to be a true and exact
tabulation of proposals received for the above
named project on April 8, 2003 at 4:00 p.m.

Susan L. Smith
Contract Coordinator